

Setbacks for O, C and I Zoning Districts

CHESTER VILLAGE FRINGE EAST & WEST

Right of Way Classification	Minimum Setback	Perimeter Landscaping
Major Arterials		
All Sides - Buildings, Drives and Parking	25'	G
Permitted reductions.	none	-
Other Public Right of Ways		
Buildings, Drives and Parking		
Front and Corner Side Setbacks	25'	G
Permitted reductions.	none	-
Side and Rear Yards Not Abutting a Right of Way		
Side Yard Setbacks - Buildings, Drives and Parking	30'	A
Permitted reductions (no reductions when adjacent to any R, R-TH, R-M For A District)	10'	B
Permitted reductions. (when adjacent to an O, C, or I	0'	-
Permitted reductions. (When adjacent to property designated by the Chester Village Plan for non-single family residential uses.**)	7.5' for Buildings** 0' for drives and parking***	
Permitted reductions. **	0'**	-
Rear Yard Setbacks - Buildings, Drives and Parking	40'	A
Permitted reductions (no reductions when adjacent to any R or A District)	20'	B
Permitted reductions. (when adjacent to an O, C, or I	0'	-
Other Permitted rear yard reductions.		
When adjacent to property designated by the Chester Village Plan for non-single family residential uses.**		
Buildings	25' / 0'**	-
Drives and Parking	0'***	-
Setbacks for gasoline pumps and drives serving pump islands shall be the same as those for drives and parking above.		-

Buildings

** May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line.

Drives and Parking

*** If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner.

Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential " shall be considered non-single-family residential land use regardless of parcel zoning.